

SITE PLAN REVIEW AGENDA

Tuesday, February 11, 2020

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-19-19-20
Applicant: Lillian Forte, City of Rochester Architectural Services
Address: 1200, 1214-1216, 1222, 1228-1230, 1240, 1252 East Main St; 1-5, 4-6, 7-9, 8-8.5, 10, 11-15 Laura Street
Zoning District: C-2 Community Center; R-1 Low Density Residential; R-2 Medium Density Residential
Description: Construct a 20,000sf, two story police station and neighborhood service center, and three ancillary parking lots (150 parking spaces total). Proposal includes the abandonment of Laura Street.
Requirement for Site Plan Review: 120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.
120-191D(3)(a)[1] New construction that does not meet the City-wide design standards set forth in this chapter.
120-191D(3)(a)[19] Any development or redevelopment in all districts, with the exception of detached single-family dwellings and two-family dwellings, that involves the installation of a new curb cut in the public right-of-way of principal arterials, minor arterials and collector streets.
120-191D(3)(b)[2] Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts.
Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@cityofrochester.gov, 585-428-7762

File #: SP-20-19-20
Applicant: Blake Gianniny, FGB Property
Address: 409 Alexander Street
Zoning District: R-2 Medium Density Residential
Description: Establish seven space ancillary parking lot to serve 727 East Main Street. Includes new curb cut on Alexander Street.
Requirement for Site Plan Review: 120-191D(3)(a)[19] Any development or redevelopment in all districts, with the exception of detached single-family dwellings and two-family dwellings, that involves the installation of a new curb cut in the public right-of-way of principal arterials, minor arterials and collector streets.
Site Plan Type: Minor

Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

File #: **SP-21-19-20**
Applicant: Christian Boley, Quick Cans Recycling
Address: 1230-1244 Lyell Avenue
Zoning District: M-1 Industrial District
Description: Establish use as 1,398sf recycling center (can and bottle redemption) in front portion of southeastern building onsite, aka 1230 Lyell Ave.

Requirement for Site Plan Review: 120-191D(3)(b)[1] All junkyards or salvage yards, recycling centers and waste stations.

Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Contact Person: Matt Simonis, Matthew.Simonis@CityofRochester.Gov, 585-428-6637

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-14-19-20**
Applicant: Neville Greaves
Address: 350-358, 360-362 State Street
Zoning District: CCD-R Center City Riverfront District
Description: Establish use as a 13,455sf, 16 unit multifamily dwelling, including demolition of a portion of the existing building on Factory Street, and construction of a two/three story addition. Includes resubdivision of two properties.
Site Plan Type: Major
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov, 585-428-6510
Notes: PRC recommended approval with recommendations. Applicant is working on design revisions.

File #: **SP-12-19-20**
Applicant: Ahkilah Johnson, True North Rochester Mark Street LLC
Address: 8-14 Mark Street; 3, 5, 7, 11, 13, 15, 17, 19, 21, 22, 24, 25-27, 26, 30 Mark Street; 13, 15, 17-19 Watkin Terrace; 540-544, 548-550 Hudson Avenue; 10, 12, 14, 16 Reed Park;
Zoning District: R-1 Low Density Residential

Description: Establish use as a charter school (grades 9-12); construct a two story, 35,000sf addition to existing school building; install 9 additional parking spaces onsite; establish outdoor recreation area; and construct a 76 space ancillary parking lot at 3-13 Mark Street and 10-16 Reed Park. Includes resubdivision of 24 parcels into two parcels.

Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 428-7762
Notes: Site Plan Findings pending.

File #: **SP-08-19-20**
Applicant: Erik Grimm, Suburban Disposal
Address: 200 Ferrano Street
Zoning District: M-1 Industrial District
Description: Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700sf, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400sf warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Type: Major
Quadrant: NW
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

File #: **SP-07-19-20**
Applicant: Laura Stradley, Veterans Outreach Center, Inc.
Address: 789-793 and 785 South Avenue, 286 Cypress Street
Zoning District: C-2 Community Center
Description: Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total); additional 1st floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.

Quadrant: SE
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov, 585-428-6510
Notes: Use was approved on condition by CPC and ZBA. Site Plan Approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

DES – Dig once, street reconstruction policy